

TRANSFER
TAX
PAID39/206
44/243WARRANTY DEED
035435

Michael Labbe and Virginia Labbe of Smithfield, Maine, for consideration paid, grant to Joel Alexander and Tiffany Alexander of Gardiner, Maine, as joint tenants, with WARRANTY COVENANTS, the land in Waterville and State of Maine, bounded and described as follows, to wit:

Parcel 1:

A certain lot or parcel of land with the buildings thereon, bounded and described as follows, to wit:

Easterly sixty-eight (68) feet by Summer Street; southerly by land formerly of Arthur Daviau but now of Lionel Lamarre; westerly by land formerly of Mrs. Jeremiah Furbush, but now of Carroll Mullen; northerly fifty-eight (58) feet by land of Alphonse Bolduc and land of William Roy.

See deeds recorded in Book 2594 Page 260 and Book 2833, Page 332 which contain the same description but were intended to convey different parcels. See also paragraph 3 below.

Parcel 2:

Another certain lot or parcel of land in Waterville, County of Kennebec and State of Maine bounded and described as follows, to wit:

Commencing at the southeast corner of land deeded to Zadie Smiley by deed of Charles H. Redington dated September 2, 1876 and recorded in the Kennebec County registry of Deeds in Book 310, Page 117; thence easterly in the north line of land now or formerly of Esty and Kimball to a point on Summer Street; thence northerly twelve feet (12') along the westerly side of Summer Street to a point; thence westerly along land now or formerly of Charles Redington to the northeast corner of land deeded to Zadie Smiley by deed of Charles H. Redington dated September 2, 1876 and recorded in the Kennebec County Registry of Deeds in Book 310, Page 117; thence southerly fifty feet (50') along land now or formerly of Zadie Smiley to the point of beginning.

The above parcel is conveyed subject to any existing right of ways over said parcel.

Being the same property conveyed to the grantors herein by deed of J. Alcide Michaud and Alice Michaud dated June 18, 1984 and recorded in Book 2736, Page 113.

Parcels 1 and 2 are known as 25 and 25 1/2 Summer Street.

Parcel 3:

Westerly fifty-five (55) feet by the easterly line of Summer Street; northerly one hundred (100) feet by land formerly of William Marcoux but now of Lucy Grondin; easterly fifty-five

39/206

39-206
44-243

(55) feet by land now or formerly of Magloire Morin; and southerly one hundred (100) feet by land of John Raymond.

Being the same real estate deeded by Roland L. Michaud individually and as the personal representative of the Estate of J. Alcide Michaud and Gerald A. Michaud to the above Grantors. In an earlier deed J. Alcide Michaud attempted to convey property known as 20 and 20 1/2 Summer Street to Michael and Virginia Labbe. In that deed, a portion of 25 Summer Street was conveyed. See deeds recorded in Book 2594 Page 260 and Book 2833, Page 332 which contain the same description but were intended to convey different parcels.

Parcel 3 is known as 20 and 20 1/2 Summer Street.

WITNESS our hands and seals on November 10, 1999.

Ruth E. Lemieux
WITNESS

Michael Labbe
Michael Labbe

[Signature]
WITNESS

Virginia Labbe
Virginia Labbe

STATE OF MAINE
Kennebec, ss.

November 10, 1999

Then personally appeared the above named Virginia Labbe and acknowledged the foregoing instrument to be her free act and deed.

Before me, [Signature]

Notary Public

DAVID R. WHITTIER
MY COMMISSION EXPIRES:
AUGUST 31, 2000

RECEIVED KENNEBEC SS.
1999 NOV 30 AM 9:00

ATTEST: Theresa Ruth Morin
REGISTER OF DEEDS

